

80 Griffiths Road, Lambton, NSW, 2299

LANE CAMPOS

House For Sale

Tuesday, 26 November 2024

80 Griffiths Road, Lambton, NSW, 2299

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Damian Rafty
0249676770

The Vintage Gem

FOR OPEN HOME ACCESS, PLEASE PARK ON CHRISTO ROAD AND FOLLOW THE LANE TOWARDS THE BACK OF THE HOUSE.

Step into timeless appeal with this classic brick home in the sought-after suburb of Lambton. Built to last and exuding character, this property offers a solid foundation for your ultimate dream home. With vintage charm and warm, sunlit interiors, there's plenty of potential to explore.

Original features including high ceilings, free-standing ceramic basin and hardwood floors under fresh carpet, add a layer of nostalgia and retro appeal. An inviting front garden and sweet façade is just waiting to welcome you home.

Located on the edge of Lambton and Waratah, its conveniently close to everything both suburbs have to offer including vibrant shopping and food precincts, quality schools, sporting ovals and parks.

Don't miss your chance to bring this historic gem into a new era!

Highlights:

- Three generously sized bedrooms
- Rear-lane access with space for 2 vehicles and additional space for a trailer or similar
- Freshly painted and carpeted
- Built in ventilation system
- Family built and owned for over 70 years
- Large, enclosed sunroom with bay windows
- Double glazing on all street-facing windows

Here and there:

- School Catchment: Lambton Public School – 4min drive (1.8km), Lambton High School – 5min walk (1.9km)
- Cameron Park & Playground - 1min walk (50m)
- Lambton café and retail strip - 16min walk (1.2km)
- Lambton Park and pool - 13min walk (1km)
- Waratah Village - 14min walk (1.1km)
- Newcastle CBD and beaches - 12min drive (6.5km)

- Approx. weekly rental return: in the vicinity of \$580
- Approx. council rates per quarter: \$467
- Approx. water rates per third: \$300 (not incl. usage)

For more information, please contact Dave Lane and Damian Rafty on 4967 6770.

Disclaimer:

All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.